

Physical Development in Texture of the Old City of Uremia

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ABSTRACT

The old texture of the cities is considered as an indicator of the historical and cultural identity. In this article the share of population for the old texture out of the total city, the distribution of the population in the old texture, age and gender structure of the population, capacity, family aspect, the level of literature is under investigation and analysis. The major business centers of the city except for Uremia Bazar are located in Emam St, Motahari, Taleghani, and Montazeri. On the other hand, 198530/8 square meters of the lands on the old texture of the city is devoted to housing which is mostly business-residential. The identity inspiring factors in the old textures and the ability to use them will help to understand the perceived quality of the atmosphere. The way of locating and patterning the business, official, religious, and residential places has devoted a special identity to the city.

KEY WORDS: Physical Development, old city, Uremia

INTRODUCTION

The important point is that the metropolises are not developed only in the city limits, however happens around the residential areas of the city with a sudden increase in the population and economic transformation (Fanni, 2006). These residential, in spite of the their continuity with economics (occupations) with the old texture, have various differences in terms of social, cultural, economic, and skeletal differences with the old texture (Panahandeh Khah *et al.*, 2009)

The old texture is the indicator of identity and culture of the city. The formation of this texture is accompanied with the creation of modern urbanism (Pahlavi, the first). In the city with regards to the need various environmental, economic, social, and skeletal structures have been made. In other words, there is a conceptual relationship between shape and the citizens of the city.

The constitutive elements of the old texture are consisted of: Jameh mosque, the organic bazar and residential and relating nets. Each of the elements has special harmony and has been objectives together to form hierarchical organizations. Old texture of Uremia: The old texture of Uremia which is an indicator of historical and cultural status of the city is considered as urban and extra-urban functional centers. Strategic studies have been conducted in three aspects. Old texture has been studied under the old historical buildings.

Middle and marginal texture: is considered as spreading old texture which affects it indirectly and is affected. The old texture of Uremia is introduced in three different aspects and are approved in commission, part 5 (Aladdin *et al.*, 2011)

Table 1. The area of old texture and its percent to the total area of Uremia that is 7811 hectare

Texture	Area	the percent to the total
	the identified area	
Historical texture	277/7	3/5
Marginal texture	471/1	6
marginal texture	564/4	7/2
Sum	1313/2	16/7

Source: Institute of Civil Engineering and Construction, 2010

Old historical texture of Uremia

The old texture in the pre-Islamic periods

On the basis of the Jameh mosque it can be concluded that the texture of the city in the

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Sasani period was consisted of three parts of Kohandehj, Sharestan, and the Bazars. Kohandehj was the military part of the city and walls were surrounding the city. Out the walls, there were the bazars that were surrounded by another series of walls. The two gates were beside the pool and Zoroastrian fire temple and the gardens and farms were in the margins of the city. The city had four major gates (Ashraf, 1354; 22).

The city texture in the post- Islamic period

The texture in the post-Islamic period can be grouped in three groups:

- 1-city texture from the begging of Islam to Safavieh
- 2-city texture from the beginning of Safavieh to Gajar
- 3-city texture from the first Gajar to Pahlavi

-City texture from the begging of Islam to Safavieh

Uremia is one of those cities which had an Islamic color during Islam and lost its historical view little by little. The city departments such as Kohandehj, Sharestan and Bazar were replaced by military and justice, and religious centers.

The commercial and industrial development in the beginning of Islam increased the importance of Sharestan. The mosques in the urban of the city were still there and new mosques were building out of cities, beside the bazars. The city had two main bases in this period. Beside the mosque was the main building of the government and on the other side was other mosques and bazars.

-City texture from the beginning of Safavieh to Gajar

In this period the city was protected with walls and trenches and in the entrance of the city were seven gates. The radial structures of the city in this period were the result of the location of avenues and entrance. In this period the city had seven replaced and each replaced had one square. The city was in two parts: bazars and residential. Out of the gates the gardens were established which the summer place was for the kings of the city. Delghosha garden in front of the Yoordshah gate and Ghebleh garden, out of Arg, are one of the memories for that period of time which were captured by barracks and residential.

-City texture from the beginning of Gajar to Pahlavi

With the establishment of Arg and barracks in the southern parts of the city, Kohandehj was placed between bazar and south gate. In this period there were places in all the replaced in the city. The city was surrounded with wall with seven gates and trenches all over it (Zista Consulting Engineers, 1993).

According to Lord Karzan, the city had about 3000 to 4000 citizens which were mostly Afshar and the minority religions were consisted of Armenia and Celaya which were living in different areas. In this period the Muslims created bans with putting some doors in the streets. Some of these bans are still present in some parts of the city.

In the last times of this period city development of city left behind the gates of the city. In these part universities, hospitals, barracks, schools, and a building like a castle were built and the number of the gates increased to 9 gates.

The share of the total population of tissue within the Old City

Table 2. The share of the total population of tissue within the Old City

year description	1986	1996	2005
Old texture population	50129	40001	38154
Percentage of total population	16/7	9/2	6/5

Iran statistics center, 2000

The reason for decreasing the population around the old texture is the people's tendency toward living out of the old texture.

The distribution around the old texture

The distribution in one area reveals the potential of one place in comparison to the other. In 1986, 1996, and 2005 the population in old textures were respectively 50123, 4000, 37129 individuals and it was 305 hectares. Accordingly, the density in these areas in the mentioned years was respectively 164,131,113 individuals in each hectare. The highest density was in 1986 and 1996 in the sixteenth replaced which

interviewed 247 and 191 in each hectare. While, the lowest density was in the fourth replaced with 75 and 57 individuals in each hectare. In 2005 the highest and lowest density was 16 and 13 (Iran statistics center, 1996).

Table3. Population density in old texture in 1986, 1996, 2005

Year area	1986		1996		2005		Area (hectare)
	population	Density (per one hectare)	population	Density (per one hectare)	population	Density (per one hectare)	
Old texture	50129	164	40001	131	37129	113	305/6

Reference: Iran statistics center, 1996

Shares of red in the old replaced to the whole old texture and Uremia Table4.

description replaced	1986			1996			Population change in 1986&1996
	population	Percent within old texture	Percent within the city	population	Percent within old texture	Percent within the city	
16	7760	15/5	2/6	6022	15	1/4	1/2
7	4963	10	1/6	5520	13/8	1/3	0/9
6	7987	16	2/6	5123	13	1/2	1/5
15	2883	5/8	0/9	1517	3/8	0/4	1/9
2/1	2871	5/7	0/9	1829	4/5	0/4	1/5
1	2376	4/7	0/7	3322	8/3	0/7	0/7
8	3856	7/7	1/4	3513	8/8	0/8	1
14	5484	11	1/8	4280	10/7	0/9	1/2
2/2	3344	6/6	1/3	2162	5/4	0/5	1/5
3	3242	6/4	1	2125	5/3	0/4	1/5
10	1160	2/3	0/4	700	1/7	0/2	1/6
13	2037	4	0/7	1951	4/9	0/4	1
5	1678	3/3	0/5	1561	4	0/3	1
4	688	0/97	0/3	376	0/93	0/1	1/2
جمع	50129	100	16/7	40001	100	9/2	1/2

Reference: Armanshahr, 2006

Age and sex structure of the population

Understand and recognize the health needs of the population age composition, is an important social and economic .

Table 5 age structure of the population of old texture

1996		1986		year	Major age groups
Percent	N	Percent	N		
27/7	11076	40/3	20242		0-14
63/3	25311	57	28628		15-64
9	3582	2/7	1213		65

Reference: Iran statistic center, 2000

Table 6 Distribution of old texture of old

1996		1986		Year	Major age groups
Percent	N	Percent	N		
35/7	155544	40/3	121455		0-14
58/5	254466	57	171768		15-64
4	17745	2/4	7278		65

Reference: Iran statistic center, 2000

Size and number of household

The size of the family is the number of the members of one family.

Table7. Family distribution and their growth in the old texture

year	Description	1986	1996
	Number of families	12252	10723
	Size of the family	4	3/7
	The annual growth		0/7
	The annual growth of the family		0/8

Reference: Iran statistic center, 2000

There were 12252 families in the old texture in 1986. Also, in 1996 the number of families decreased with 1/1 percent in comparison to 1986 and it decreased to 10723. The size of old texture families in comparison to total family was lower in 1986 and 1996. In 1986 the old texture family size was 4 individuals and in 1996 it decreased to 3/7. As observed in the previous tables the population of the families was decreased in 1986 and 1996. One of the most important reasons for decreasing the population is the residence of old people.

The literacy rate

Table 8. Literacy rate in Uremia in terms of Gender

year	Topic	1986	1996
Uremia	Male and female	68/7	81/84
	Male	78/2	87/82
	Female	58/9	75/66

Reference: Iran statistics center, 2000

Table 9. Literacy rate in old texture in terms of gender

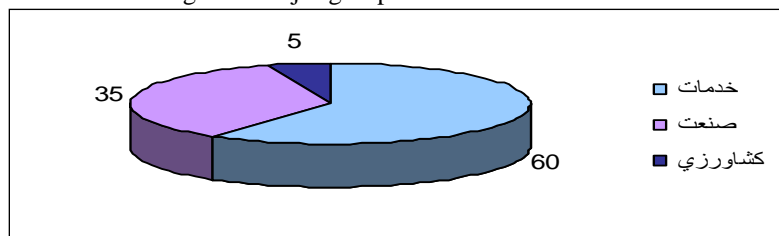
Year	Topic	1986	1996
Uremia	Male and female	72	80
	Male	82	88
	female	62	73

Reference: Iran statistics center, 2000

The old economic system

Investigating the major group activities

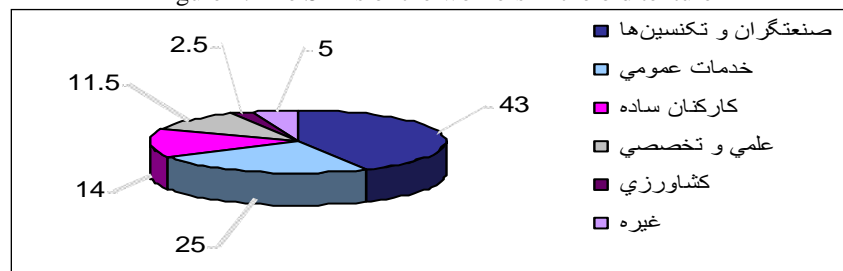
Figure1. Major group activities in old texture



Reference: Iran statistics center, 1996

Education and skills of workers in the old texture

Figure 2. The Skills of the workers in the old texture



Reference: Iran statistics center, 2000

Occupation status in old texture

Table 10. Occupation status based on private, government, service parts in old texture in 1996

	topic	percent	Total percent
Private parts	Dependent workers	54	67/5
	payments	37	
	employers	7/5	
	Family workers without payment	1/5	
	Payments for public part	—	31
	Payments for service part	—	1/5
	total	—	100

Reference: Iran statistics center, 2000

Investigation the active population in the old texture

Table 11. The way of changing in the active population and activity range in the old texture in 1986-1996

description	male		female	
	1986	1996	1986	1996
Active population	90/7	88/5	9/5	11/5
Activity range	67/5	62	7/3	7/1

Reference: Reference: Iran statistics center, 2000

Image 2 .Availability to residence in the old texture



Reference: Consulting Engineers 2003.

The major factors and areas such as bazars and mosques are located in this place. For the residences of the replaced there were some shops inside the replaces which their amount were variant based on the density of the population in each of them. Some of these centers are still observed in some replaced.

The residential are connected to the larger once via small replaced with 1- 2 meter width. These replaced were connected to the city centers and connected the replaced together. Finally, these were connected to the main parts of the city. In the present time the availability of these parts were under the effect of military. In this way, the main available ways which make the entrance possible, are Emam and Atayee Streets. Access to the replaces is via those old accesses, which have been changed sometimes, or via the new ways, which are created as direct streets inside the texture.

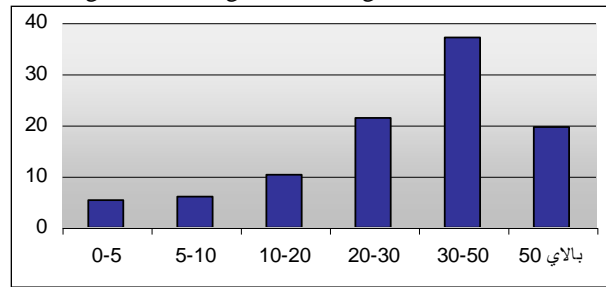
In the recent decades in follow of using cars inside the texture and new streets the main part of the residential has been destroyed. The main residues are also affected with various factors and have lost its value. This texture which is consisted of a dense structure includes tight buildings and there are limited yards. The buildings are mostly in one or two floors. The crossings are mostly with limited width and the texture has an irregular shape. It can be said that the climate is one of the most important factors which affected the morphology of the old texture in this city. The density of the buildings, narrow avenues, less yards and limited areas are all affecting factors that influence the cold climate of Uremia.

Quantitative characteristics of the old texture

The age of the building

With regards to the gathered information it can be concluded that most of the buildings in the city are old buildings and new constructions are so limited.

Figure 3. The age of building in the old texture



References: Consulting Engineers, 2003.

Building interests

A. Grow interests

The interests of the grow are brick, stone, concrete, white stone, glass, metal which are mentioned the below table.

Table 12. The interests of the grow in the buildings of the old texture

frontage	number	Area(meter square)	Percentage (total)
Brick frontage	901	225825/73	10/96
Brick & stone	2092	327474/8	15/90
cement	1260	167587/14	8/14
others	67	12443/14	0/60
White stone	1852	355751/94	17/27
cement	55	25894/25	1/26
Colored cement	962	214771/14	10/43
White cement	2811	585554/59	28/42
Glass & cement	81	11939/76	0/58
Metal & glass	57	8350/73	0/41
Not-specified	711	118563/1	5/76
Tile	3	377/11	0/02
	29	5534/29	0/27
Total	10881	2060067/76	100

B. the types of the facilities used in the skeleton of the buildings in old texture

Table 13. The skeleton of buildings in the old texture

Skelton	number	Ares (square meters)	percent
Brick & iron	638	112822/04	5/38
Wood & iron	4883	862848/68	41/14
Brick & wood+wall	113	22910/66	1/09
cement	217	5748/68	2/76
Brick & silt	11	2294/03	0/11
Fag bearing wall	3456	6033769/80	28/79
others	218	66715/77	3/18
iron	1667	36800/10	17/55
total	11203	2097312/79	100

Reference: Consulting Engineers, 2003

Number of floors and height of buildings

Around the old texture there are 11637 Dwelling Units, 5239 two floor houses, and 4821 one floor houses. The 1,2,3,4,5,6,7 areas are respectively 36/16, 46/05, 6/03, 2/8, 0/88, 0/11, 0/06 from the total area.

Table 14. The number of the floors and areas of the old texture

Number of the floors			
percent	area	number	floors
6/5	145845/3	464	0
36/16	809402/7	4821	1
1/02	23036/5	144	1/5
46/05	1030508/7	5239	2
0/24	5422	34	2/55
6/03	134945/1	710	3
0/004	92/5	1	3/5
0/06	1423/7	9	0/7
2/8	62687/3	147	4
0/014	315/8	1	4/5
0/88	19716/4	49	5
0/011	253/2	2	5/5
0/11	2585/4	10	6
0/069	1557	6	7
100	223791/7	11637	total

Image 3. Samples of number of floors and the height differences in the old texture



Iran statistics center, 2014

The investigation of possession of the old texture

The possession of the old texture can be categorized into six groups:

- 1- Personal Property
- 2- Leased Property
- 3- Cooperative ownership
- 4- Appropriative property
- 5- Public ownership
- 6- Municipal Property

In general in the old texture 84/3 of possessions are personal possessions, 6/5 percent leased property, 5/6 percent cooperative property, 1/2 percent appropriative property, 0/02 percent municipal property and others (Consulting Engineers, 2003).

Qualitative characteristics of the old texture

Morphology of the old texture

Before, Skelton changes, the connection path were via 7 gated and in an organic form. Along with entrance of the big streets inside the old texture checkered structure is observable. The big urban blocks which are discriminated via communications axis are based on checkered structure but they are inside the skeleton structure.

Operating System- an activity in the old texture

Urban spaces are as scenes that the public activities happen in them. The streets, squares, and city parks form the human activities. These dynamic spaces form the the main and vital component of the city in face of the static spaces. Thus, activity is one of the most important character tics of the city.

A. Density of the activities in the old texture

The major activities of the old texture of Uremia with regards to the maximum of area, segmentation, separation are related to residential users which are performing behind the connection axis. Although these activities are very effective in the lives of the people in the old texture, however they are going to be destroyed in terms of quality. The most important reason for degeneration of these activities is the result of movement of the population in this area.

Lack or shortage of free urban spaces and public green spaces can be an abstract crystallization of urban life and public memories. One of characteristics of old texture is that there is the possibility of providing field and free public-social spaces.

The dramatic difference of price in land and buildings along with pedestrians can be followed by great price drop.

The south area of the old texture is changed to the administrative excellence because of the existence of huge official application. It is obvious that the interaction in the old texture with the central texture is attractive because of spatial, theoretical, and traffic aspects.

Except for the main axis of the old texture which the main commercial axis of old texture and are located in the central texture of the city, other buildings are residential. Of course, there are some sporadic shops for the case of need.

B. activity scale in old texture

With regards to the fact that Uremia is the center of province, the urban activities cover a great spectrum of applied services. The deployment location pattern of urban activities in this center is located in the center of bazar and also in the important centers of city. While, the low scale activities are in the replaced and streets and the availability to these areas is easier. Accordingly, the historical center can be defined as is consisted of various activities with different scales.

C. the distribution of activities in old texture

The total investigation of old texture revealed that different commercial, medical, official, educational, and public usages are located in the center of old texture. Accordingly, other usages will be investigated.

D. Major focus of activities in the old

Land usage in present

The various diversity in the area shows the importance of this texture in comparison to the other parts of the city.

Table15. The land usage in the old texture

usage	Area (meter square)	Capitation	percentage
educational	kindergarten	900/7	0/02
	Pre-elementary school	8761/4	0/23
	Guidance	878/1	0/02
	High school	7619/9	0/20
	vocational	3676/2	0/10
	Free	60597/1	1/59
Commercial	333143/8	8/73	10/90
Health	27064/9	0/71	0/89
Cultural	16406	0/43	0/54
Religious	37568	0/98	1/23
Sports and Recreation	5656/1	0/15	0/19
Entertainment & tourism	4287/9	0/11	0/14
Official	15194/1	0/40	0/50
Transportation& warehousing	12084/8	0/32	0/40
Municipal facilities and equipment	3719/9	0/10	0/12
Craft workshops and non-intrusive	1277/8	0/03	0/04

Street network		819676/4	21/48	26/82
Green Space		7201/3	0/19	0/24
Residential	Residential	13607/07	35/75	44/63
	Residential mixed	19853/8	5/20	6/50
Mixed non-residential		25744/8	0/67	0/84
Other usages	Building	8341/4	0/22	0/27
	Not specified	10350/2	0/27	0/34
	ruin	32361/1	0/85	1/06
	Abandoned	3556/6	0/09	0/12
	Vacant land	47936/4	1/26	1/57
Total		3056606/7	80/11	100

Reference: Consulting Engineers (2003).

Of 1362509/8 meter square or 136/25 hectare (in other words 44/6 percent of the total area) is specified to the residential. Accordingly, residential per capita gross and per capita net is evaluated as follow:

$$\text{Urban per capita gross} = \frac{30566067}{38154} \square\square 80/1(\text{m}^2)$$

$$\text{The net per capita residential} = \frac{13640707}{38154} = 7/35(\text{m}^2)$$

Table 16. Population, area, and per and net residential capita gross in old texture

Population (2005)	38154
area(Hectare)	305/6
Residential area (Hectare)	136/4
Urban per capita gross (meter square)	80/1
The net per capita residential (meter square)	35/7

Reference: Consulting Engineers (2003).

*The most important city centers except for Uremia bazar are located in Emam Street, Motahari, Taleghani, Montazeri. On the other hand, as mentioned before, 198530/8 meter square of the old texture is specified for residential-commercial.

*Educational usage is consisted of preliminary school, kindergarten, guidance, high school, and vocational.

*Religious usage is usages such as mosques, churches and others.

*Cultural usages are usages such as libraries, movies, museums, fairs.

*Transportation usages are usages such as parking, net, and stores.

Environmental Systems of old texture

Perceptual Organization of old texture

The pattern of spatial structure of old texture that have been formed during long years and with regards to the needs and limitation of the time, have provided the public cohesion between the factors that help to recognizing visual cognition. The present transition, the skeleton limitation, axis crosses, the public activity, is among the characteristics of the old texture.

The quality of perceived quality in the city is very dependent on operating activities. The Emam street, Velayate faghih, and Enghelab square can be considered as the most alive spaces in the old texture. Accordingly, the development of this organization needs support and protection in order to develop the quality of the system and equipping active connections with other places of the city.

B. The network of old texture

*The limited network

The network of old texture has formed based on the historical and past operations and with regards to the human scale and organic shape. The modernization process and building new streets cause disturbance for the residents.

Status of project scope of network traffic

The scope of old texture of Uremia is consisted of important crossing such as Emam, Atayee, Bakeri, Besat, Madani. These scopes supply the connection and availability of the investigated areas with other

places of the city and their role is more important than the old center of the city. The body of margin these crossings are filled with commercial- service buildings in which Emam street has the more active role for both cars and people transportation.

The internal passages provide the replaced passing and the streets range, as well as providing access to the needed internal places. Currently, much of the body is missing due to the acquisition and demolition of parts of the streets adjacent to their property. Access to Khatam-pl-anbia and Dr.Ba honar highways along with the main streets is possible through the main streets of the tissue such as Sheikh Mohammed Shaltout, Martyrs Boulevard, Boulevard 7 July.

Hierarchy of roads

Among the streets in the old tissue Vahdat Bld, Mojahed, Madani, Atayee, and Bakeri are functioning as distributor. The width of cavalry is about 16 to 27 meters.

Emam, Montazeri, Motahari, Besat, North Khayyam, and Hobbe naghi are subsidiary distributors.

Other streets also have the role of access. Form the available samples Sardaran street, Danesh street, and others can be mentioned and finally it comes to the availability to the alleys in which are about 1- 1 meters in some parts. A prominent characteristic of road network in the old tissue of Uremia is the lack of roads.

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